

Department of Permits Approvals and Inspections  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Baltimore County, Maryland

In the Matter of

Civil Citation No. 87077

Sherlean Lee Rush  
Trena A Hegazy

1619 Middleborough Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on March 30, 2011 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 3-6-401, 402; Baltimore County Zoning Regulations (BCZR) section 101, 102.1, 1B01.1A, 1B01.1D, 428, 431, failure to comply with original citation, failure to provide registration for vehicles with out-of-state tags, failure to cease storage of a commercial vehicle with advertising displayed on residential property.

On March 7, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector Christina Frink issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$10,600.00 (ten thousand six hundred dollars).

The following persons appeared for the Hearing and testified: Sherlean Rush, Trena A Hegazy and Mahmoud Hegazy, Respondents and, Mark Gawel, Baltimore County Code Enforcement Officer.

Testimony was presented that, arising out of a citation issued 12/10/10, a hearing was held on 1/1/11 on the issue of two untagged vehicles; Respondent failed to appear and a \$1200.00 fine was imposed. On 2/9/11 the inspector spoke with the owner of the property and, at her request, an extension was granted. A re-inspection of the property showed no change and a citation was issued, mailed and posted. A pre-hearing inspection revealed both untagged vehicles still on the property.

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The Respondent testified that her daughter was in the midst of a divorce from Mr. Hegazy, the owner of the vehicles in question. She noted that he had removed them from the premises and that no one was living on the property. Mr. Hegazy testified and stated that he had dealers tags on one of the vehicles, which he had used to move his belongings out of the house upon his separation. He presented valid registrations for both vehicles and explained that he had encountered difficulties in finalizing the registrations. He confirmed that both subject vehicles had been removed from the premises and that no one was presently living there.

Having heard the testimony and evidence presented at the Hearing:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that \$500.00 civil penalty be suspended.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

IT IS FURTHER ORDERED that the \$500.00 will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

ORDERED this 1<sup>st</sup> day of April 2011

Signed: ORIGINAL SIGNED  
Lawrence M. Stahl  
Managing Administrative Law Judge

**NOTICE TO RESPONDENT:** The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security in the amount of the penalty assessed.